

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, May 15, 2014, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jim Hewitt, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn; (Tim Francis absent). Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Hallie Salem from Urban Development; Kevin Abourezk from the *Lincoln Journal Star*.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for regular meeting held April 17, 2014. Motion for approval made by Jones, seconded by Johnson and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

Brett West of WRK appeared regarding a new building proposed for 700 O Street in the Haymarket Landmark District. This is a project that is in the preliminary stages. It is currently the old Crowdaddy's/Bluestem Books building. 700 O St was renovated many years ago. This property is in great disrepair. Through the analysis, the owners have found some people that are interested in office space. He wanted to get some preliminary insight. They know that the alleyway with artwork is a critical piece to this area. The existing wood structure building is not in good shape. They started looking at the long term best use. He presented a couple of renderings. They are looking to maintain the alleyway and on that east side have the new facade connect historically to the one story building. They are proposing to keep that facade largely intact while removing the rest of the existing building. They will be potentially reusing some of the old brick on the new 3-story structure.

For tenants, they are thinking first floor retail and/or office. They have a potential tenant who wants to do an alleyway entrance and wants to occupy the third floor. The second and third floors would be office. On the top, the southwest corner element would be a prominent piece. The third floor tenant has been working with them on the design. There would be a shared conference room. Parking would be underneath for the tenants. They have looked at brick and metal panels. They haven't completely nailed down the design

or materials yet.

McKee wanted to know if West had reviewed the comments from this Commission when a previous proposal was made for this building. Historic Preservation Commission made it very clear that we did not want to see this building torn down in the first place. West did not read any previous minutes. McKee suggested he review them.

West stated that this is still very early in the process. They are just getting started and are open to any suggestions. McKee would suggest reading the previous comments. He believes the details should all be there with their concerns.

Jones wishes that designers would remember this is a historic district.

Munn believes this building was proposed to be demolished previously. West believes that was proposed by the City for a parking garage, which instead was built on open ground south of O St. This is a stand-alone building.

Jones does not understand why this Commission keeps getting stuff that is inappropriate for the area.

Munn likes the idea of using the original facade for the alley. That is a step in the right direction. If this building is not salvageable, it is a matter of how much it will cost.

Ed Zimmer stated this has come before this Commission as an early informational item. It will come back on the agenda for a full public hearing on two distinct items—demolition and new construction.. If the request for demolition is denied, a waiting period of up to six month begins for consideration of alternatives. A separate matter would be a proposal for design of the new building. This is a preliminary briefing on the design concept.

Munn believes it is worth it to give some constructive criticism. The only other option is to let the building fall down. He thinks we need to work with the developers.

Jones believes that saving the building is another option. Munn believes there is definitely a balance.

West does not believe that this building is feasible for rehab.

McKee stated that WRK had to know that, when they purchased this building.

Kuhlman thinks it is nice that they are saving the alley. She would suggest that perhaps they respect some of the old detailing in the new building with the shape of the windows, etc.

Munn stated that the Secretary of Interior's standards states that they want a new building in a historic district to stand as a product of its own time, but compatible with the historic

character of the district. This Commission emphasizes that compatibility. If this is the solution structurally that needs to happen to make this building viable, the materials being proposed, the metal panels, that is not appropriate. They would like to see materials that are closer to the buildings around it.

McKee wants the applicant to keep in mind that this is the gateway to this district.

Zimmer emphasized that there are designs that can be both modern and respect the setting. He commented that the proposed design element on the southwest corner is aggressively incompatible. Perhaps a signature element could be achieved without the sloping top. He understands they want a bold statement, but the design that has been shown is incompatible.

Munn noted that a building that was kind of smiled on was the Henkle & Joyce building. They built around what was there. The character of the primary facade was maintained.

Jones apologized for being grumpy. As this commission continues to get demolition requests in historic districts, he increasingly looks with alarm at a district which is becoming a checkerboard of new and old. It loses the character of the district completely. We have lost a lot of buildings in the years he has been on this commission.

Munn agrees that the strength of the district has been diluted.

West thinks this property has become a hodge-podge through time. He is here because of a request from the City administration that they show the proposal to the Commission. They are not ready yet to proceed but the property is dilapidated. There is so much that has been tacked on and removed from this building.

McKee stated that this Commission spent a good amount of time on this building in the past. A few minutes reviewing the minutes from that meeting would educate the applicant on all the concerns that were expressed.

Munn believes in general, if there is a need for a new building in the Haymarket, having a building that follows the rhythm of the Haymarket District, is what he would like to see. The buildings of the Haymarket are typically very clean and defined. That is what he would like to see continue. Zimmer pointed out that the proposed west facade, except for the southwest corner, has a design relationship to the Grainger Building at 8<sup>th</sup> and O Streets.

**APPLICATION BY JAMES ARTHUR VINEYARD FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HUBER BUILDING, 801 Q STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 15, 2014**

Members present: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Zimmer stated that the outdoor dining committee has been wrestling with this. It had to be defined as a beer garden. There was agreement among City departments that this was like a sidewalk café, not on the public sidewalk, but on a private dock. Chapter 5 talks about liquor regulations. It doesn't say you need to have a kitchen. The applicant intends there would be food available. It might be a cheese tray, along with their own wines. Everyone came to agreement that this could be regulated like a sidewalk café. The existing three foot railing has been deemed acceptable. So the Commission's review is just about the sign.

Jim Ballard with James Arthur Vineyard appeared as applicant. He has been trying to deal with the fence. He is excited this will work. He withdrew his application to remove the existing pipe railing. He presented a picture of the proposed sign. He took possession of this property two weeks ago. They have been working with Nebraska Neon Sign Company. They are very excited to be in this space.

Bob Norris with Nebraska Neon Sign Co. explained that the only exposed light source is neon on the words "James Arthur". The words "vineyard" and "tasting room" are routed in an aluminum panel with LED lights, recessed into the cabinet. We intend to use support rods with turnbuckles. He surveyed a lot of buildings in the district and looked at their signs. This sign will bolt through to the inside to take as much load off the wall as possible. The walls are approximately 15 inches thick.

**ACTION:**

**May 15, 2014**

Kuhlman moved approval of a Certificate of Appropriateness for a sign, with lighting and design as presented, seconded by Johnson and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY NEBRASKA NEON SIGN COMPANY ON BEHALF OF "THE LETTER B" FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 15, 2014**

Members present: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Ryan Haffey with Nebraska Neon Sign Co. appeared as applicant. This business is opening on Saturday. He presented a picture of the proposed sign. It would be lit with the

existing gooseneck exterior lamps. This same frame once displayed a sign for a previous business. This is just a new sign face in the same frame, with the same lighting.

**ACTION:**

**May 15, 2014**

Jones moved approval of a Certificate of Appropriateness for a sign, as presented, seconded by Kuhlman and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY B & J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER "TOOL HOUSE" BUILDING, 800 Q STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 15, 2014**

Members present: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Zimmer stated that this is for an under canopy sign. This was mentioned at a previous meeting. This is the proposal. They are proposing a non-illuminated, white letters on black background, with the words "Twin Peaks".

Ryan Haffey of Nebraska Neon Sign Co. appeared as applicant.

Jones wondered about the clearance underneath the sign. Haffey replied that they will adhere to the minimum clearance requirements, as provided for by the ADA. The canopy has not been installed yet.

**ACTION:**

**May 15, 2014**

Kuhlman moved approval of a Certificate of Appropriateness for an under canopy sign as presented, seconded by Johnson and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER LIGHT-WORKS STUDIO, 321 NORTH 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 15, 2014**

Members present: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Zimmer showed the existing building with a double wooden door set into a wall. This proposal will turn this building into retail space. The applicant is proposing to leave the door bay alone, but add four storefronts to the front. These are rather like the store fronts inserted into the north end of the Depot. He believes it is a good choice for introducing store fronts into a store that was not designed as retail. It will make this building much more pleasant to walk by.

Munn questioned if the building ever had windows. Zimmer doesn't know a lot of what happened in this building but he doesn't think so. It is a much-remodeled part of the Seaton & Lea ironworks.

**ACTION:**

**May 15, 2014**

Johnson moved approval of a Certificate of Appropriateness to install windows as presented, seconded by Hewitt and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY NEIGHBORWORKS LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2503 S STREET IN THE HAWLEY LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 15, 2014**

Members present: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Mike Renken, CEO of NeighborWorks, appeared as applicant. This is a dual application for demolition and construction. Their first hope was to renovate this structure. The first floor was completely gone. They have designed a three bedroom house. They have done everything they could to make it fit into the neighborhood. We have a lot of involvement in this neighborhood. There is a place for a single car garage.

Munn questioned the exterior materials.

Renken replied it is planned for vinyl siding. That is what has been bid. He honestly doesn't know about windows or anything else.

Munn believes the house was originally clapboard.

Zimmer stated that this house dates to around 1900. This was last occupied as the home of Trago O. and Margaret McWilliams. This is an important family but they were the final occupants, not the historic ones. Trago Park is named for Rev. Trago O. and his father Rev. Trago T. McWilliams.

Jones doesn't believe the house looks in that bad of shape. Renken noted that each floor was deteriorating. The inside is in terrible shape.

Renken stated that it is his understanding that this was purchased in foreclosure last fall. Those people sold it. The lot is rebuildable. They are proposing to have virtually the same footprint to what is there now.

Zimmer noted that this neighborhood is quite varied. There are a lot more single-family owner/occupants in the area now, than was the case in the recent past.

Kuhlman finds it unfortunate that this has to be torn down. But, she knows the history of NeighborWorks is not to tear houses down. She will support this as she believes the house that is being proposed is appropriate.

**ACTION:**

**May 15, 2014**

Johnson moved approval of demolition of the existing house and a Certificate of Appropriateness to build a new house on the lot, design as presented, seconded by Kuhlman and carried 6-0: Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**Discussion**

**• Banners for Grand Manse**

Jessica Lindersmith appeared with ideas for changeable banners on the Grand Manse.

McKee questioned if the lighting that was approved, was ever installed. Lindersmith replied that the person who coordinated that, no longer works for them. They are working on getting the lighting done.

Lindersmith showed some ideas for banners. Most people don't know that they have space rentable for events. They struggle to have the public know what is happening. She wants to get some feedback. She presented an example of a corner banner. They were thinking about a banner on the northeast and northwest corners.

McKee wanted to know how permanent would this be. Would it be for a period of designated time? Lindersmith wouldn't foresee any banner being up for an extended period of time. She thinks no longer than a football season. Most other events would be up for a few weeks. This would be something that could be affixed to the building and changed out. We would need to delve into it more with a sign company.

Munn believes it would probably need to be some sort of a steel frame attached to the building.

Johnson thinks that high winds might be a concern.

Kuhlman questioned if any additional lighting would be added. Lindersmith believes it would be beneficial.

Jones believes the banners are a good idea.

Munn questioned if there is anywhere the banners can be anchored to the roof and thrown over the side.

Zimmer stated there are limitations in terms of duration, no advertising, and only events that are happening inside.

Jones posed what if, there was a six months outside limit.

Matthew Boring explained that we see this as entryway signage.

Munn questioned what is foreseen for specific advertising. Lindersmith replied for a bridal fair, a business summit or tailgating would be a few examples.

Munn wants to see how they would be attached.

Zimmer wondered if the Commissioners feel the need to see and approve individual banners.

Kuhlman believes a set of criteria is probably needed. McKee added there could be a lot of variables. Zimmer believes it best to have a clear understanding of everything.

Munn stated that when an official application is brought forward, the commission can talk parameters such as, sizes, how the banners will be affixed to the building, a list of possible events and materials.

Hewitt believes they would be well advised to lay down parameters and stay away from specifics.

Kuhlman departed the meeting at this point.

## **Staff Report**

- McKinney's Pub / sidewalk café

Zimmer stated that all issues have been resolved with the sidewalk café. The simplest way to keep it from being a tripping hazard was to cut it off.

- Zimmer showed a finished a set of historic panels that will go up in Trago Park. There will be six of these. They will have illustrations and captions. It will be color on metal. There are decorative elements on the top and bottom. Altogether, there will be about fifty illustrations and a lot of information. The Woods Foundation donated funds to Parks and Recreation to support these. The panels have a lot of family and neighborhood names. It will be a frame on the ground. Parks is working on the installation aspects.

Jones thinks these are wonderful. He would love to see a broader circulation of these. These deserve to be seen. Zimmer replied that he believes this park gets more traffic than what you would think.



McKee believes brochures could be done. Zimmer agrees. They would make a handsome booklet.

- Zimmer stated that tomorrow is the Spring meeting of the State Historic Preservation Board in Hastings. Lincoln doesn't have an item on the agenda but he will attend to monitor the discussions of the National Register nominations.

There being no further business, the meeting was adjourned at 3:00 p.m.